

**City of Greensboro Planning Department  
Zoning Staff Report  
September 11, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** J  
**Location:** 1419 Alamance Church Road (North side of Alamance Church Road between Sharpe Road and Zornbrook Drive)

**Applicant:** Stevens Properties, Inc.  
**Owner:** Stevens Properties, Inc.

**From:** RS-12  
**To:** CD-RM-5

**Conditions:** 1) Uses: 24 townhouse or twin home units.  
 2) Each unit will have an enclosed garage (1 or 2 cars).  
 3) No more than 2 stories.

SITE INFORMATION	
<b>Maximum Developable Units</b>	24
<b>Gross Density</b>	4.65 dwelling units per acre
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	5.16
<b>Physical Characteristics</b>	<i>Topography:</i> Southwestern slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Rural Residential, Undeveloped	RS-12, Co. RS-40
<i>South</i>	Single Family Residential (Wilpar Estates)	RS-40
<i>East</i>	Single Family Residential (Zornbrook Subdivision)	RS-12
<i>West</i>	Single Family Residential	RS-12

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
3248	2004	This property was annexed on June 30, 2004. The RS-12 original zoning had an effective date of July 20, 2004. Prior to annexation and original zoning, it was zoned RS-40 by Guilford County.

<b>DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS</b>
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
<b>CD-RM-5</b> Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Alamance Church Road – Major Thoroughfare.
<b>Site Access</b>	A maximum of one access will be approved by GDOT. All access points must meet City of Greensboro and NCDOT Standards.
<b>Traffic Counts</b>	Alamance Church Road ADT = 8,890.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	There are no street connections required at this time. However, street stubs for future street connections may be required of this development at the plan review stage.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	Yes, site drains to Burlington Watershed
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	All existing and proposed BUA must be treated by State approved device (BMP). Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Low Residential (3-5 d.u./acre):* This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The density of this proposal is 4.65 units per acre which is consistent with the Low Residential designation on the Generalized Future Land Use Map. The property has direct access to a Major Thoroughfare.

This request is also consistent with the Housing and Neighborhoods Goal and it addresses comprehensive plan policies of promoting compact development, promoting diversification of new housing stock, and promoting mixed-income neighborhoods.

The proposal provides desirable infill development while promoting a variety of density, lot sizes, and building types/styles in the area. The proposal also promotes a new form of compact development in an existing neighborhood.

**GDOT:** No additional comments.

**Water Resources:** An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in the channel).

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.